

Ford River Township Planning Commission
Regular Meeting Minutes
July 5, 2018

Meeting was called to Order at 7:00 pm by Chairman Nelson and the Pledge of Allegiance was recited.

Present: Dr. Kolinsky, Mrs. Jaeger, Mr. Nelson, Mr. Wellman, Mr. Lippens

New Business

- Incompatible office - The township just found out about a law that effects both Mr. Lippens as well as Mr. Nelson, as they are both members of the fire department as well as the planning commission. The two jobs conflict. Both Mr. Nelson and Mr. Lippens will remain members of the fire department, and resign from the planning commission. They will not be voting in tonight's meeting.

Public Hearing

- Z1012 Gerry Wilson, 1076 Hwy M-35, R-2, (1) 48'x80' Garage

A motion was made by Mrs. Jaeger, Seconded by Mr. Wellman to open the public hearing. Unanimous Approval.

Dale Gartland, Mr. Wilson's builder, was present at the meeting. He stated that Gerry has a substantial car collection, and would like to put up a garage to house it all, he has 20 acres wooded property and his residence is right in the middle of it.

Voting on Section 604 General Standards Commenced.

- A. Will be harmonious with and in accordance with the general objectives or with any specific objectives of the Comprehensive Development Plan;
Motion Made to accept by Dr. Kolinsky, Seconded by Mrs. Jaeger. Unanimous Approval.
- B. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;
Motion Made to accept by Mrs. Jaeger, Seconded by Mr. Wellman. Unanimous Approval.
- C. Will not be hazardous or disturbing to existing or future neighboring uses;
Motion Made to accept by Mr. Wellman, Seconded by Dr. Kolinsky. Unanimous Approval.
- D. Will not diminish the value of land, buildings, or structures in the District and shall represent an improvement to the property under consideration and to the community as a whole;
Motion Made to accept by Dr. Kolinsky, Seconded by Mrs. Jaeger. Unanimous Approval.
- E. Will be served adequately by essential public facilities and services, such as highways, streets, police and fire protection, drainage structures, refuse disposal, or schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such service;
Motion Made to accept by Mr. Wellman, Seconded by Dr. Kolinsky. Unanimous Approval.
- F. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community;
Motion Made to accept by Dr. Kolinsky, Seconded by Mr. Wellman. Unanimous Approval.

G. Will not involve uses, activities, processes, materials and equipment and conditions of operation that will be detrimental to any person, property, or the general welfare by reason of excessive production of noise, traffic, smoke, fumes, glare, or odors:

Motion Made to accept by Mr. Wellman, Seconded by Dr. Kolinsky. Unanimous Approval.

H. Will the location, nature and height of the proposed use be appropriate to the size, type and kind of buildings, uses and structures in the vicinity and adjacent properties, including the safety and convenience of people there from.

Motion Made to accept by Dr. Kolinsky, Seconded by Mrs. Jaeger. Unanimous Approval.

I. Will be consistent with the intent and purpose of this Ordinance and shall be compatible with the natural environment, and shall protect the public health, safety and general welfare.

Motion Made to accept by Mrs. Jaeger, Seconded by Dr. Kolinsky. Unanimous Approval.

Motion was made by Mrs. Jaeger to approve permit as written, seconded by Mr. Wellman. Unanimous Approval.

Motion was made by Mr. Wellman to Close the hearing, seconded by Dr. Kolinsky. Unanimous Approval.

• Z1014 Corey Hansen, 4099 M. Road, RR, (2) 40'x200' Storage Warehouses

A motion was made by Dr. Kolinsky, Seconded by Mr. Wellman to open the public hearing. Unanimous Approval.

Mr. Hansen was present, stated he wanted to put up two storage buildings, totaling 88 units on his property. He currently has a storage building on the property he uses for storage of two of his garbage trucks.

Richard Caron - Wanted to know what they could do to stop him from putting these units up on his property, as there were a bunch of people present that were totally against it. He was concerned about the traffic on the roads, and what it would do to the roads.

Leonard McKeever - He is opposed to the units, as he does not want the additional traffic. Mr. Hansen doesn't even live at the property, and he feels there is already too much traffic with the garbage trucks.

Richard Kobasic - Lives on the corner of 11th Rd and M Rd, he feels that Jaeger field is a playground for the Ford River residents, he does allow the kids to pass through his property to get to the field. He does not support the added traffic that the storage units would cause.

Jackie Tryan - Stated that the building of the storage units was a concern of both her and her husband. They are concerned about the extra traffic on the road as it's currently a lazy road, they love the quiet of the area.

Mr. Hansen, retracted his application for his permit. He was unaware of the concern of his neighbors and family.

Motion was made by Mrs. Jaeger to close public hearing, seconded by Dr. Kolinsky. Unanimous Approval.

Public Comment on agenda items

- Supervisor Fountaine would like to add Ethics Policy under New Business

Minutes

- Planning Commission meeting minutes from June 6, 2018 were approved with a motion by Dr. Kolinsky seconded by Mrs. Jaeger. Unanimous approval.

Permits

- Z1007 Dan Doyen, RR, vacant parcel, Before 5293 I Road
009-236-001-60, qty 3, 78'x30' Greenhouses, 13' high, 6/9/18
- Z1008 Barbara Kleikamp, RP, 3948 9th Lane
009-070-010-00, 19 1/2' x 39 1/2' Garage, 6/14/18
- Z1009 Elizabeth LaBay, R2, 2654 Hwy M-35
009-301-028-00, Metal Fence 6' High, 6', 7', 16' x 3.5' gate, 6/14/18
- Z1010 Bryan Miller, R2, 4749 I.75 Lane
009-055-080-00, 12'x14' three season's room, 6/14/18
- Z1011 Terry & Cindy Ison, R1, 5655 Portage Point
009-530-049-00, 5' tall fence, 30' section, 25' section, 4' gate, 6/15/18
- Z1013 Nathan Kobasic, RR, 2631 15.5 Lane
009-223-012-30, 78'x28' Home, 36'x32' Attached Garage, 6/17/18
- Z1017 Bruce Irving, R1, vacant, no address
009-530-048-00, Home 73'x47', 24'x32' Attached Garage, 6/18/18
- Z1018 Korinne Lamoreaux, RR, 4474 M Road
009-061-014-00, 40'x64' Accessory Building, 6/21/18
- Z2019 Alex Pajnich, RR, 4695 I Road
009-151-036-00, 42'x30' Accessory Building, 6/21/18

Unfinished Business

- Ponds - Mrs. Jaeger brought up removing ponds from the agenda. Dale Gartland, stated that in order to put in a pond, you need to get a soil erosion permit from the State of Michigan. The board discussed the issue of ponds and felt as though it should be removed from the agenda and not added into the ordinance. Motion made by Mrs. Jaeger to remove ponds from the agenda, seconded by Dr. Kolinsky. Unanimous approval.
- Ordinance Review - Cottage Industry will be reviewed at the next meeting.

New Business

- Sign Inquiry - An electrician in R2, wants to put a sign up at his home, but is not going to do work out of his home. The only way it would be permitted would be under home occupation one. Mr. Lippens stated the highway dept may have something to say about the sign, even if permitted by the township.

- Ethics Policy - The township board passed an ethics policy. Supervisor Fountaine is working on getting all the board members/employees to sign it.

Communications

- Incompatible Office Table - from MSUE
- Michigan Planning Enabling Act, Act 33 of 2008

Public Comment on Non – Agenda Items

- Dale Gartland asked about a status update on 12th Rd. The township does not have the estimate yet, but hoping it will be completed next year.
- Dennis Jahnke wanted to Thank both Mr. Nelson and Mr. Lippens for their years of service. Both Mr. Nelson and Mr. Lippens said they would be more than happy to help in the future.
- Dale Gartland brought up the planning commission meeting more often during building season.
- Supervisor Fountaine brought up once a permit has elapsed, things could have changed with the neighbors, etc. Maybe we do need to have another public hearing.

A motion to adjourn was made by Mrs. Jaeger, seconded by Dr. Kolinsky. Unanimous approval. Meeting was adjourned at 7:57 pm.

Parking Lot Items

Ordinance Review

There is a discrepancy between 406-E-2 and 421-D-4

A motion was made by Mr. Lippens, seconded by Mr. Wellman to use the wording in section 421, all support structures must be set back from all property lines a distance equal to its height. Unanimous approval.

 8-2-18